

General Plan Goals and Policies

Housing and Community Revitalization Sub-Element

Policy C.1: *Continue efforts to balance the need for additional housing with other community values, such as preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.*

The project provides needed housing opportunities within a neighborhood where a high-density residential development currently exists. The multi-family style of housing is compatible with the adjacent uses and the architectural design of the development will be a signature project for the City.

Goal D: *Maintain diversity in tenure, type, size, and location of housing to permit a range of individual choices for all current residents and those expected to become city residents.*

The project provides additional ownership opportunities within a multi-family style of residential development. The proposal meets this goal with 97 one-bedroom units, 94 two bedroom units, and 53 three bedroom units.

Goal E: *Maintain and increase housing units affordable to households of all income levels and ages.*

The proposal meets this goal with 31 new BMR units as well as 97, one bedroom units.

Land Use and Transportation Element

Policy R1.10: *Support land use planning that complements the regional transportation system*

The project proposes high-density housing directly adjacent to a transportation system (Highway 101 and VTA bus services).

Goal C1: *Preserve and enhance an attractive community, with a positive image and a sense of place, that consists of distinctive*

neighborhoods, pocket of interest, and human-scale developments.

The proposed project will create a signature project that consists of distinctive architecture, unique mixed-use residential/hospitality project, and creates an interesting project.

Policy C1.2: *Encourage nodes of interest and activity, such as parks, public open space, well planned developments, mixed-use projects, and other desirable uses, locations and physical attractions.*

The mixed-use project is well planned, taking advantage of an existing lake, landscaping, and location where a large scale project will have minimal impacts to existing neighborhoods and the City.

Policy C2.2: *Encourage the development of ownership housing to maintain a majority of housing in the City for ownership choice.*

The project proposes 244 ownership condominiums.

Policy C3.2 *Integrate the use of land and the transportation systems*
Action C3.2.1: *Allow land uses that can be supported by the planned transportation system.*

TDM The project is regionally located to maximize the existing transportation infrastructure in the area and the required measures will minimize any potential impact to the City.

Goal C4: *Sustain a strong local economy that contributes fiscal support for desired City services and provides a mix of jobs and commercial opportunities.*

fiscal The proposed development is predicted to have a positive impact to the City, and will generate new jobs.

Policy N1: *Preserve and enhance the quality character of Sunnyvale's industrial, commercial, and residential neighborhoods by promoting land use patterns land related transportation opportunities that are supportive of the neighborhood character.*

the The project is compatible with the existing land uses in area.

Policy N1.2: *Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system.*

The development provides an additional 244 housing units and a new four star hotel, where an older hotel currently exists. Surrounding land uses include an extended stay hotel to the east of the project site (Residence Inn), a man-made lake and office buildings to the south, apartments to the west (Avalon Apartment Communities at Silicon Valley), and US 101 and a frontage road to the north of the project site.

Action N1.2.2: *Utilize adopted City design guidelines to achieve compatible architecture and scale for renovation and new development in Sunnyvale neighborhoods.*

A Specific Plan is proposed for this site that has identified this site as a landmark, gateway site where significant architecture should be located. The project will be a signature project for the City.

Action 1.4.2: *Site higher density residential development in area to provide transitions between dissimilar neighborhoods and where impacts on adjacent land uses and the transportation system are minimal.*

The site is located away from single-family residential uses and directly adjacent to a transportation system (Highway 101 and VTA bus services).

Community Design Sub-Element

Policy C.4: *Encourage quality architectural design, which improves the City's identity, inspires creativity, and heightens individual as well as cultural identity.*

The proposed architecture incorporates high quality design with and significant improves the visual appearance of the site. The proposed hotel and residential development will be a signature project for the City of Sunnyvale.

The Environmental Impact Report contains other General Plan policies and goals that are applicable to this project.

Recommended Findings – General Plan Amendment and Specific Plan

In order to make the findings for a General Plan Amendment and adoption of the Lakeside Specific Plan, consistency with the General Plan must be established. As shown in the above General Plan goals and policies, there are policies that support a high-density residential mixed-use project. This land use is compatible with the surrounding General Plan designations and land uses and the location is appropriate for high-density and hospitality mixed-use project.

Recommended Findings - Rezone

In order to approve a Rezoning request the City Council is required by Zoning Code Section 19.92.050 to make a finding that "the amendment, as proposed, changed, or modified, is deemed to be in the public interest." The proposed Rezoning is consistent with this finding because it is consistent with the proposed General Plan land use designation and assists the City in meeting its housing goals by adding 244 condominium ownership units.

Recommended Findings - Special Development Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

The proposed project will create 244 homeownership units including 31 Below Market Rate units and 97 one bedroom units. This residential and hotel mixed-use project is located in proximity to transit services and of supporting commercial uses. The project would be in substantial conformance with the Lakeside Specific Plan.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either, the orderly development of, or the existing uses being made of, adjacent properties.

The proposed architecture meets the Lakeside Specific Plan, will be a benefit to City, and will not interfere with the surrounding commercial and residential land uses.

Recommended Findings - Parcel Map

Staff is able to make the finding that the Parcel Map, with the conditions of approval, is in conformance with the Sunnyvale Municipal Code and recommends approval of the map as attached.

The condominium subdivision, together with the provisions for its design and improvements, is consistent with the objectives, policies, general land uses and programs of the General Plan. The project, in conjunction with an approved Special Development Permit and Lakeside Specific Plan, supports a land use that is compatible with the Lakeside Specific Plan. The project also meets the goals and policies of the General Plan, as enumerated above.

However, the approving authority shall deny the Parcel Map if it makes any of the following findings:

- A. That the subdivision is not consistent with the General Plan.
- B. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
- C. That the site is not physically suitable for the proposed type of development.
- D. That the site is not physically suitable for the proposed density of development.
- E. That the design of the subdivision or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- H. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code.